

# WHS & HANMER SCHOOL BUILDING COMMITTEE

## MEETING MINUTES

### Monday, February 11, 2013

Present:

Committee Member	Name	Present	Absent	Excused
	Christine Fortunato, Chairman	X		
	J. Edward Brymer Jr., Vice Chairman	X		
	Steven Barry	X		
	Daniel Camilliere	X		
	Frank Dellaripa	X		
	Diane Fitzpatrick, Clerk	X		
	Peter Gardow	X		
<b>Liaison Present</b>	David Drake, Council Liaison	X		
	Mike Turner, Staff Liaison	X		
	John Cascio, Bd. Of Education			X
<b>Staff Present</b>				
	Jeff Bridges, Town Manager	X		
	Mike Emmett, Supt. Schools			X
	Tom Moore, WHS Principal	X		
	Fred Bushey, Dir of Maintenance	X		
	Lori Schroll, Administrative Analyst - Engineering	X		
	Sally Katz, Dir. Of Physical Services			X
	Sue Smith, Finance Director			X
	Keith Rafaniello, Board of Ed			X
<b>Guests Present</b>				
	Rusty Malik, Quisenberry Arcari	X		
	Lorel H. Purcell, O&G Construction	X		
	John Luby, EnviroMed LLC	X		

**Call to Order:** Chairwoman Fortunato called the meeting to order at 6:38 p.m. in the Lower Level Community Room below the Library.

#### 1. Public Comments: None, no public present

#### 2. Approval of Minutes:

Motion by Diane Fitzpatrick seconded by Ed Brymer to approve the minutes of 12/17/12 Meeting. All present voted in favor. Steve Barry abstained.

Motion by Frank Dellaripa seconded by Ed Brymer to approve the minutes of 1/14/13 Meeting. All present voted in favor. Peter Gardow abstained.

Meeting of January 29, 2013 was cancelled (no Minutes)

3. **Correspondence:** a. **EnviroMed Haz. Material Testing (as approved by TC)\* & discussion of lab test results to date -**
- Jeff Bridges stated that he and EnviroMed did come to an agreement over cost for the other Phases and was approved by the Town Council. John Luby from EnviroMed was present to discuss the sample taking and results. He said he took 28 air PCB samples February 1 & 2, 84 wipe samples in 28 rooms on February 2, and the lab has returned results on 48 of these. All wipe samples to date have no trace of PCBs. He took 75 samples of paint or plaster – they are at lab; and 200 floor base samples on 1/28 and 2/5 – still at lab.

He also took 2 confirmatory samples of caulk on the 5<sup>th</sup> floor (77,000 pcbs) and the 1<sup>st</sup> floor (65,000 pcbs). Lower than the original testing, but still elevated.

An O&M plan will need to be developed informing the EPA on how it will be encapsulated and eventually removed. It was noted this work need not be done during school February break, as John Lub's discussion with Craig Smith of DCS just requires application (not approval) to the EPA. Christine asked Tom Moore to let Mike Emmett know so he can inform the parents.

Peter asked if we knew when the caulk was installed and by whom, and do they have any liability. Jeff Bridges stated that the Town has been contacted by a law firm and if the Committee so wishes he will look into what they have to say.

John stated that a test of the masonry substrate adjacent to the caulk needs to be done, not a good idea to do on the interior due to contamination of the building. He said that they start testing at 6, 12 & then 18 inches. It was asked if they can start at 18 inches and work backward.

John also said that he was asked to speak for Francine Maibauer, regarding the Phase 2 testing outside near the tanks. They were supposed to do it on Thursday and Friday (7<sup>th</sup> & 8<sup>th</sup> of February) but due to the storm they waited. Then they proposed to do it Tuesday and Wednesday of this week, but unfortunately there is 20 feet of snow piled in the area that they need to drill. John was asked to find out if we are going to clear the area of concern to drill now, or wait until the snow melts. It was likely this task will not be completed at time of PCT submission.

Chairwoman Fortunato thanked John for the information.

John left at 7:26 p.m.

**b. Planning & Zoning Approval Conditions\*** - Copy was provided of Peter Gillespie's memo which outlined how P&Z approved Concept Plan H, with 28 conditions. A final landscaping design need to be resubmitted for final approval. Question was raised, if these conditions are going to add any cost to the project. Lorel advised yes, but hasn't come up with the figures yet. She will let the Committee know as soon as she can.

**c. Letter EnviroMed to DEEP re PCB Notification\*** - Copy of the Letter that has been sent certified to DEEP as required by DCS.

#### **4. Expenditures:**

- a. J.L. Surveying, Inv. 9298, 1/15/13, \$1,300.00 (survey) motion by Dan Camilliere seconded by Diane Fitzpatrick, all present voted in favor.
- b. Benesch, Inv. 59888, 2/1/13, \$1,050.00\* (traffic study) motion by Frank Dellaripa seconded by Peter Gardow, all present voted in favor.
- c. EnviroMed LLC, Inv. 13526, Feb 6, 2013, \$28,325.00 motion by Diane Fitzpatrick seconded by Steve Barry, all present voted in favor.
- d. EnviroMed LLC, Inv. 13527, Feb. 6, 2013, \$30,671.00 motion by Frank Dellaripa seconded by Ed Brymer, all present voted in favor.

- e. QA Architects, Inv. 5849, Jan 31, 2013, \$326,368.10 motion by Steve Barry seconded by Ed Brymer, all present voted in favor.
- f. QA Architects, Inv. 5850, Jan 31, 2013, \$3578.29 (reimb.) motion by Diane Fitzpatrick seconded by Dan Camilliere, all present voted in favor.

## 5. Architect/CM Information:

- a. **Architect discussion** – 70% Design Submittal should be done by Wednesday. Rusty went over the slides of the changes to designs, with emphasis on entrances, security, and glazing options. He also provided slides of culinary arts and greenhouse. General issues of security was discussed, including use of CCTV, hardening entry points and physical barriers.
- b. Discussion LEED Owner Issues – Rusty went over the LEED points and he said that realistically this project is looking like it will receive at least a silver ranking. There was consensus of the committee to refer seeking the 2 additional energy points to the Energy subcommittee.
- c. CM - discussion phasing plan updates – Lorel went over the phasing stages. She stated there are 3 things that are still being worked out, the constricted parking during Phase I, the technology during construction (PA, phones, etc.) and the connection of the boiler rooms. Lorel explained that they will be installing the new boiler with the existing boiler staying on line till the end of the project.  
Steve Barry asked if the new gym will be on line before the old gym goes off line. The answer was no there will be one basketball season that there will not be a gym for games. Tom Moore stated they have already contacted area high schools to see if they can use their gym.

Lorel stated that all the town prepared RFP's that needed to be done have been done, the next one that needs to go is the one for the Movers.

Her 70% design Estimates should be done by March 11<sup>th</sup>.

(Diane Fitzpatrick left the meeting at 8:45 p.m.)

## 6. Old Business:

### a. Committee Reports:

Site Work/Construction –Frank Dellaripa announced is awaiting the final drawings. He has attended the meetings on phasing and the biweekly design team meetings.

Communications – The last meeting was cancelled due to weather. Tom Moore said next meeting will be held prior to next building committee meeting.

Technology/Furniture- Tom Moore said there has been a steady schedule of the teachers meeting with Rusty and Lorel. The Art Department is happy with the phasing since they only have to move once.

Energy – A meeting will be scheduled to discuss owner LEED points.

Finance – none. Council asked that Sue Smith sends a copy of the most recent financial reports to them.

## **7. Other Business:**

- a. Proposal from Perrone Zadjia LLC for Special Inspection Services \* - These services are required by the State of CT Building code. Perrone Zadjia will provide the Special Inspection Coordinator, and will work thru Quisenberry Arcari to reduce costs. The total cost would be \$19,987.00 (\$18170.00 to Perrone Zadjia & \$1817.00 for QA as a 10% sub consultant fee).

Frank Della Ripa made a motion to accept the \$19987.00 change order from Quisenberry Arcari to provide services from Perrone Zadjia LLC, seconded by Steve Barry. All present voted in favor.

- b. Hanmer School Fire Alarm Project – Fred Bushey reported that the Contractor has mobilized and started work on Thursday evening, but do to the snow storm wasn't able to continue. Will return during February vacation to continue the work, Fred said he and his electrician will oversee the project.

Christine at this point stated this Committee was originally charged to take on the renovations of both WHS and Hanmer School and will await instruction from the Town Council on whether that will continue to be the focus of this Committee.

- c. Authorization of \$1000 additional survey for TPZ conditions: J&L Surveying will be doing additional off site work for traffic improvements with the widening of Folly Brook Blvd at the Wells Road intersection, required by the Planning & Zoning Commission.

Motion by Ed Brymer to authorize the additional \$1000.00 survey work by J&L Surveying, seconded by Frank Della Ripa, all present voted in favor.

- d. Jeff bridges had provided a copy of letter to mayor Hemmann regarding Project Labor Agreements. The committee members noted they had discussed this at their June 20, 2012 eir position remained unchanged against the use of PLA's.

## **8. Executive Session:**

- a. Architect discussion- Building Security\*\* - security was discussed by Architect, did not need to go into Executive Session as no public present.

## **9. Adjourn:**

Motion made by Ed Brymer, seconded by Dan Camilliere to adjourn.  
All present voted in favor.

Meeting adjourned at 9:26 p.m.

I hereby certify that the above is a true copy of the minutes approved by the High School & Hanmer Building Committee.

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Diane Fitzpatrick, Clerk